

47 SADDLEBACK Way NE
Calgary, Alberta

MLS # A2249697



\$559,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: None

EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and 1/2 WASHROOMS ,2 STOREY home with DOUBLE ATTACHED GARAGE & FULLY FINISHED BASEMENT and located in the HEART of SADDLE RIDGE. This beautiful, bright, with Mudroom, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom a very functional main floor layout. Upstairs comes with a bonus room with a gas FIREPLACE Good Sized PRIMARY Bedroom with Ensuite Washroom and 2 Large sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The small deck has been converted into a SUNROOM & the YARD is fully fenced.